

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 4, "ESTABLISHMENT OF DISTRICTS," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, AS SET OUT BELOW, PROVIDING A SEVERABILITY CLAUSE; AND DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "UNIFIED DEVELOPMENT ORDINANCE," of the Code of Ordinances be amended as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 24<sup>th</sup> day of July 2003.

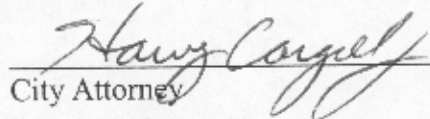
ATTEST:

APPROVED:

\_\_\_\_\_  
Connie Hooks, City Secretary

\_\_\_\_\_  
RON SILVIA, MAYOR

APPROVED:

  
\_\_\_\_\_  
City Attorney

**EXHIBIT "A"**

That the Official Zoning Map of the City of College Station, Section IV, "Establishment of Districts, of Chapter 12, "UNIFIED DEVELOPMENT ORDINANCE," of the Code of Ordinances is hereby amended as follows:

The following property is rezoned in order to amend the original concept plan and other elements of the PDD-B, Planned Development District for Business, to add additional structures (labeled as "Building C" and "Small Railcar" on the concept plan, "EXHIBIT C") to the Benjamin Knox Gallery site.

.48 OF AN ACRE BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, COLLEGE STATION, TEXAS AND BEING SAID .48 OF AN ACRE CONVEYED TO OWNER BY DEED AND RECORDED IN VOLUME 515 PAGE 181 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING SHOWN GRAPHICALLY IN THE ATTACHED EXHIBIT "B."

Purpose Statement:

The purpose and intent of the Planned Development District is as a light commercial and office development for the Benjamin Knox Gallery that serves the community as a cultural center and promotes fine art in the Brazos Valley.

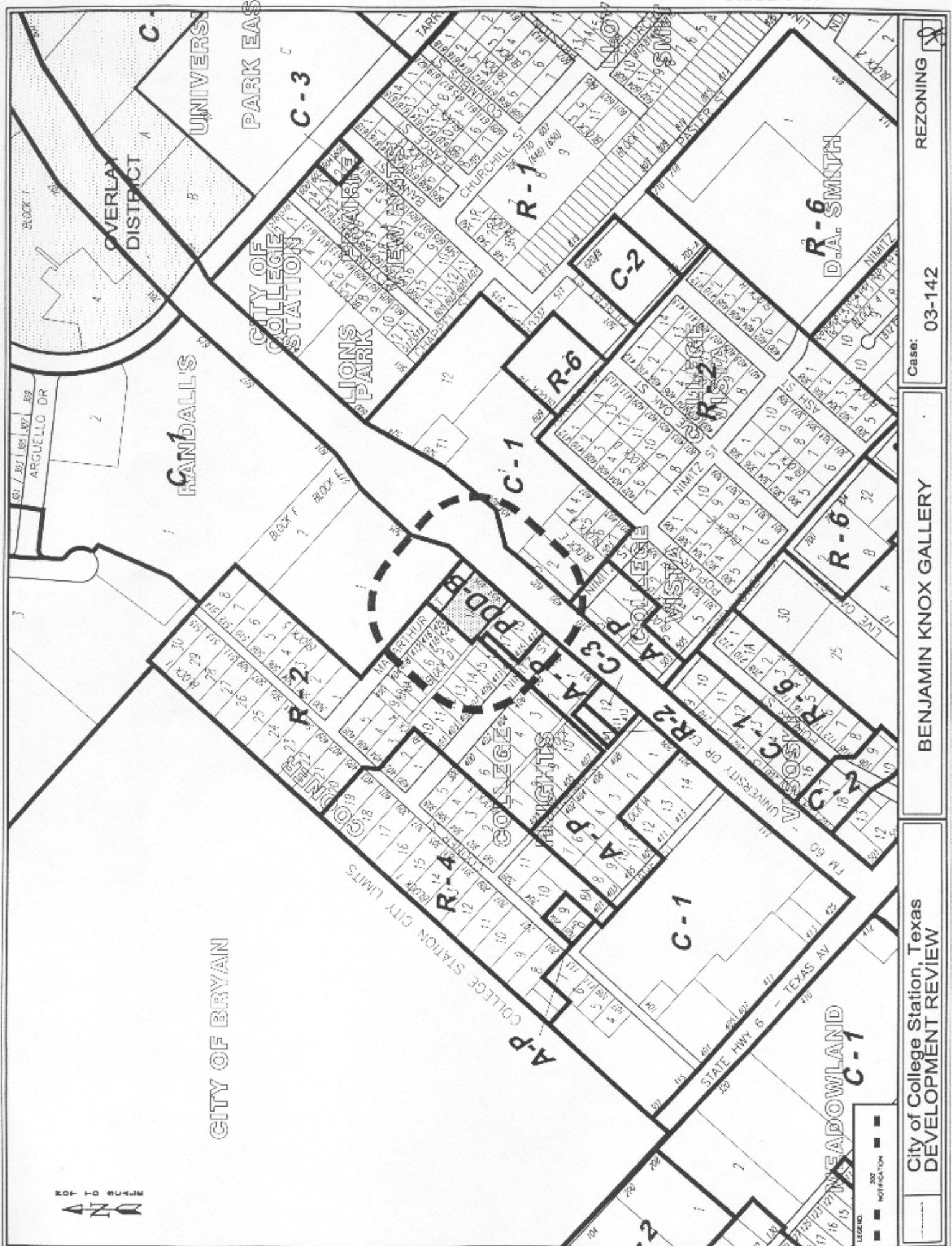
Uses Allowed:

Art Studio  
Offices, professional or service  
Photographer's studio  
Specialty retail  
Framing shop  
Accessory restaurant including, but not limited to, ice cream shop, coffee shop, etc.  
Other uses typically associated with art studios

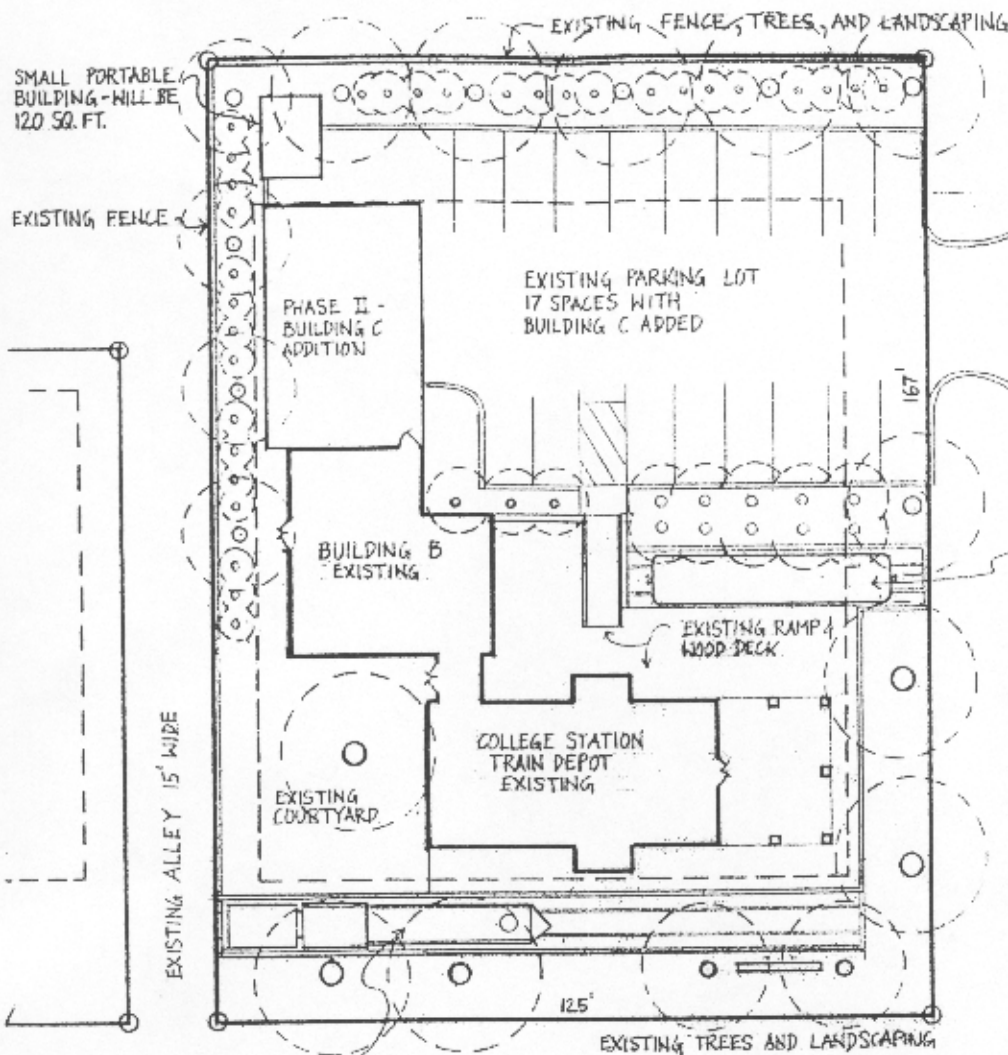
Modifications:

The applicant requests the following modifications as set out in "EXHIBIT C" to:

- (1) Height (as required in Section 7.1.H of the Unified Development Ordinance)
- (2) The 15-foot side street setback will be reduced by 5 to 8 feet, resulting in a side setback of 7 to 10 feet.







## PHASE II

PARKING REQUIRE

BUILDING C:

1<sup>ST</sup> STORY - WORK AREA APPROX. 1000 SQ. FT. → 3.824 SPACES

2<sup>ND</sup> STORY - STORAGE AND WAREHOUSE APPROX. 1000 SQ. FT. → 1 SPACE

(SAME DEPOT STYLE ARCHITECTURE & MATERIALS AS THE COLLEGE STATION DEPOT & BUILDING B)

SMALL RAILCAR OR CARBIDE - SIZES VARY AND DIFFICULT TO FIND. REQUESTING THAT THE RAILCAR MAY EXTEND 5' TO 6' INTO SIDE STREET SETBACK ONLY IF NECESSARY.

USED AS VERY SMALL RESTAURANT/ICE CREAM PARLOR AND STORAGE, APPROX. 130 SQ. FT. → 2 SPACES

## EXISTING STRUCTURES

COLLEGE STATION TRAIN DEPOT - 1328 SQ. FT.

## BUILDING B

- 1216 SQ. FT.

TOTAL - 2544 SQ. FT. → 10.176 SPACES

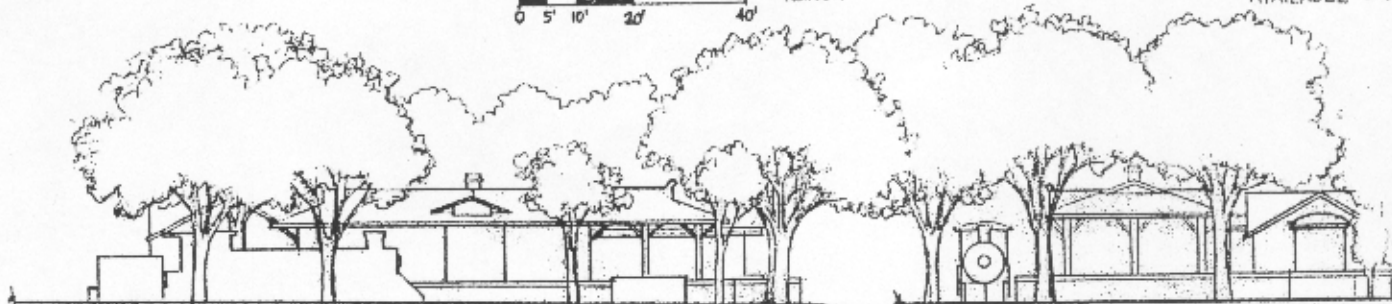
TOTAL NUMBER PARKING SPACE NEEDED AND AVAILABLE = 17

TRAIN LOCOMOTIVE OR RAILCAR

UNIVERSITY DR. EAST

0 5' 10' 20' 40'

NORTH



VIEW FROM UNIVERSITY DR. EAST

VIEW FROM MACARTHUR ST.

## THE COLLEGE STATION TRAIN DEPOT

BENJAMIN KNOX GALLERY

## PHASE II

CONCEPTUAL PLAN  
ADDITION OF BUILDING C